



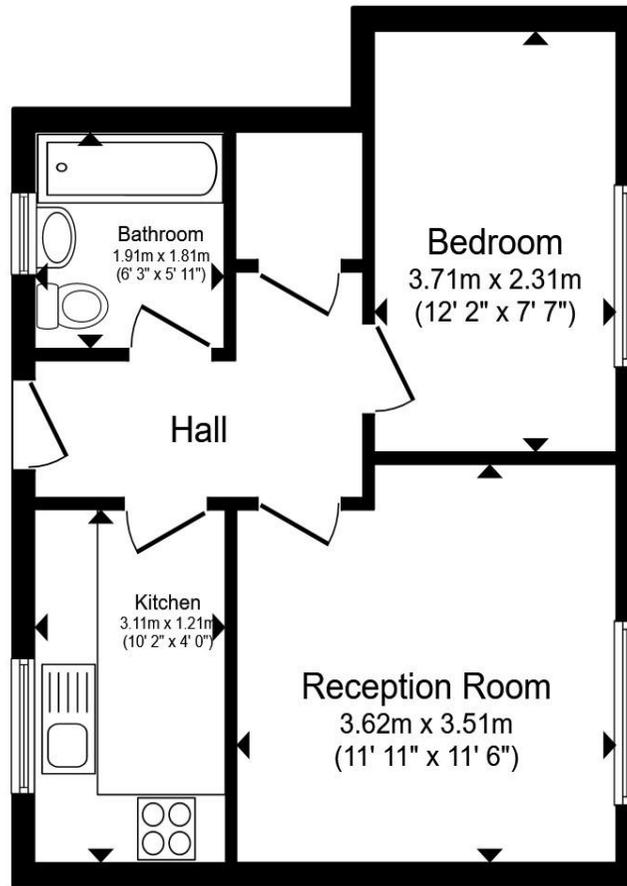
**Denham Place, Park Avenue, Watford, WD18 7HA**

**welcome to**

**Denham Place Park Avenue, Watford**

A well-proportioned ground-floor one-bedroom maisonette offering spacious accommodation, allocated parking and excellent access to Watford Town Centre, Cassiobury Park and transport links.





**Floor Plan**

Total floor area 37.7 m<sup>2</sup> (406 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Entrance**

**Reception Room**

11' 11" x 11' 6" ( 3.63m x 3.51m )

**Kitchen**

10' 2" x 4' ( 3.10m x 1.22m )

**Bedroom**

12' 2" x 7' 7" ( 3.71m x 2.31m )

**Bathroom**

6' 3" x 5' 11" ( 1.91m x 1.80m )

welcome to

## Denham Place Park Avenue, Watford

- Well-Proportioned One-Bedroom Maisonette
- Desirable Ground Floor Position
- Allocated Parking Space
- Ideally Positioned 0.5 miles from both Watford Town Centre & Watford Metropolitan Station
- Generously Sized & Spacious Interior Throughout

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £220,000



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/WAF105026](https://www.brownandmerry.co.uk/Property/WAF105026)



Property Ref:  
WAF105026 - 0004

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